070.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,182,300 / 1,182,300
					USE VALUE:	1,182,300 / 1,182,300
					ASSESSED:	1,182,300 / 1,182,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
330		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VUKOVIC VOJISLAV
Owner 2:	TESLENKO IRYNA
Owner 3:	
Street 1:	330 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARVARD DEVELOPMENT LLC -
Owner 2:	-
Street 1:	405 WALTHAM ST SUITE 401
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains 7,884 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Vinyl Exterior and 3862 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7884.000	768,700		413,600	1,182,300
Total Card	0.181	768,700		413,600	1,182,300
Total Parcel	0.181	768,700		413,600	1,182,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 306.14 | /Parcel: 306.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 44614
GIS Ref:
GIS Ref:
Insp Date: 06/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 070.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	768,700	0	7,884.	413,600	1,182,300	1,182,300	Year End Roll	12/18/2019
2019	101	FV	157,300	0	7,884.	413,600	570,900	570,900	Year End Roll	1/3/2019
2018	101	FV	331,000	0	7,884.	354,500	685,500	685,500	Year End Roll	12/20/2017
2017	101	FV	331,000	0	7,884.	330,900	661,900	661,900	Year End Roll	1/3/2017
2016	101	FV	331,000	0	7,884.	283,600	614,600	614,600	Year End	1/4/2016
2015	101	FV	323,200	0	7,884.	254,100	577,300	577,300	Year End Roll	12/11/2014
2014	101	FV	323,200	0	7,884.	235,200	558,400	558,400	Year End Roll	12/16/2013
2013	101	FV	323,200	0	7,884.	224,200	547,400	547,400		12/13/2012

!5980!

PRINT

Date	Time
12/10/20	20:48:00

LAST REV

Date	Time
09/26/19	08:54:30

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5980

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARVARD DEVELOP	72153-577	1	1/23/2019		1,240,000	No	No		
MCCARTHY JUNE M	70513-61		1/16/2018	Mult Lots	1,255,000	No	No		
	20582-515		6/1/1990		99	No	No		F

USER DEFINED

Prior Id # 1:	44614
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2018	767	Heat App	18,000	C				
3/15/2018	275	New Buil	283,000	O				
3/1/2018	231	Demoliti	7,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	Measured	DGM	D Mann
6/21/2018	Permit Visit	DGM	D Mann
1/31/2018	Mail Update	EMK	Ellen K
2/17/2009	Meas/Inspect	345	PATRIOT
11/12/1999	Inspected	256	PATRIOT
11/9/1999	Missed Appt.	267	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Measured	263	PATRIOT
7/27/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7884		Sq. Ft.	Site		0	70.	0.75	4			Med. Tr	-10					413,610						413,600	

Total AC/HA: 0.18099 | Total SF/SM: 7884 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 413,610 | Spl Credit | Total: 413,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	REDBRICK & WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2018	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.01816261
Const Adj.:	0.99989998
Adj $ / SQ:	127.258
Other Features:	123854
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	776489
Depreciation:	7765
Depreciated Total:	768724

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

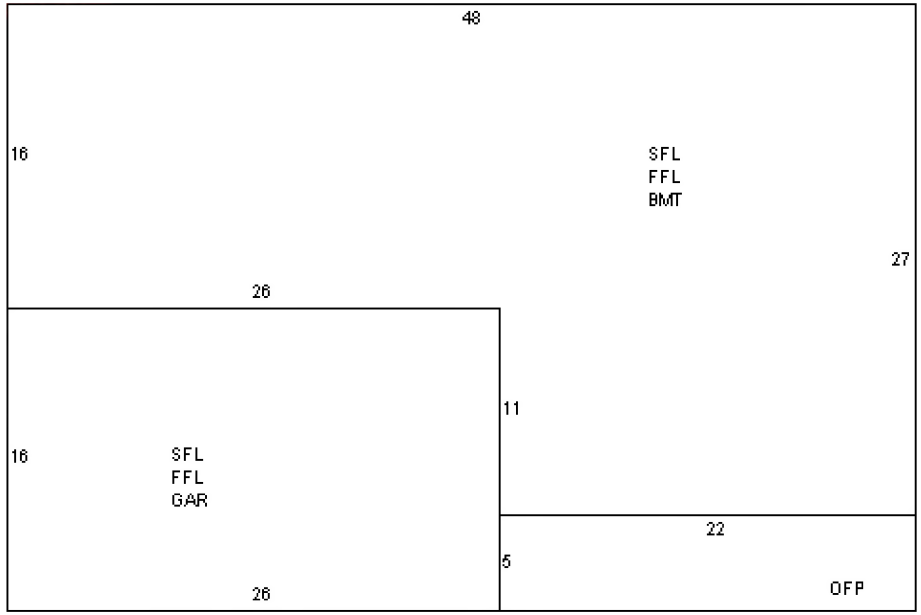
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.25
Special Features:	0	Val/Su Net:	175.18
Final Total:	768700	Val/Su SzAd	269.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,426	127.260	181,469
SFL	Second Floor	1,426	127.260	181,469
BMT	Basement	1,010	83.990	84,830
GAR	Garage	416	21.010	8,739
OFP	Open Porch	110	31.500	3,465

Net Sketched Area:	4,388			Total:	459,972
Size Ad	2852	Gross Are	4388	FinArea	3862

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

070.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	